



October 14, 1994

Mr. Bob Werner
Civil Investigator
U.S. EPA Region 6
1445 Ross Avenue, Suite 1000
Dallas, TX 75202-2733

**RE: Work Assignment No. ESS06006
Loop 12 Slag Site**

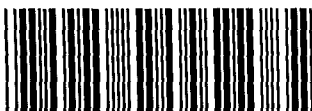
Dear Mr. Werner:

Per our conversation on September 13, 1994, I performed 1-4 of the following tasks relating to the site named above:

1. Determine the current owners for seven properties (outlined below) located in Block 8334 of the John Horton Survey;
2. Retain the corresponding deeds for the seven properties;
3. Update the Lower Loop 12 Current Owners Table with the findings relating to the seven properties;
4. Review the title history of the seven properties to 1935; and
5. Complete the title tree to reflect the deed transactions for the Site.

Listed below are names and addresses of the current owners of Tracts 6.1, 6.2, 7, 8, 9, 10, and Lot 3 A/8334, respectively. Excluding Lot 3 A/8334, all of the tracts or lots are marked on the site map provided to you on September 13, 1994. Lot 3 A/8334 is a triangular shaped property contiguous to Tract 6.2 and directly east of Tract 9, across DP&L's Right-of-Way (ROW) where the ROW intersects Davis Street. All the subject properties are located in Block 8334 of the John Horton Survey, Abstract No. 611.

930203



September 16, 1994

2

Work Assignment No. ESS06006

I attached the deeds corresponding to the seven properties, and the Current Owners Table, for reference.

Following are current owner's names and addresses for the subject Tracts and Lot:

TRACTS 6.1, 7, 9, & 10

Trinity Development
5525 MacArthur Boulevard, Ste. 500
Dallas, TX 75062

TRACT 8

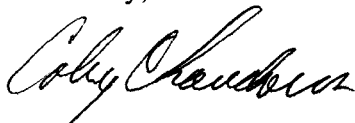
Al Nayem International
P.O. Box 227154
Dallas, TX 75222

TRACT 6.2 and LOT 3 A/8334

Racetrac Petroleum, Inc.
300 Technology Ct
Smyrna, GA 30082

If you have any questions, or need further information, please feel free to call me.

Sincerely,



Coley Chaudoin
Analyst

Enclosures

cc: Janice Powell, WAM
File 6106.003

107124

WARRANTY DEED

THE STATE OF TEXAS)

COUNTY OF DALLAS)

KNOW ALL MEN BY THESE PRESENTS:

9.00 DEED
2 06/14/84

THAT, DELOIS JEAN PAULKNER, a resident of Travis County, Texas, formerly known as DELOIS JEAN ROYDSTON COKER ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash in hand and other valuable consideration paid to Grantor by TRINITY DEVELOPMENT, a Joint Venture, of Dallas County, Texas ("Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, HAS GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents DOES HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO Grantee all of the following described real property located in Dallas County, Texas, to-wit:

BEING a tract of land situated in the John Horton Survey, Abstract No. 611, Dallas County, Texas and being in that certain tract described in Deed of Record in Volume 74189, page 1950, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the northerly right-of-way line of Davis Road (U.S. Hwy. 80) (variable width R.O.W.) with the easterly right-of-way line of a 100' transmission line R.O.W. described to Dallas Power & Light as a Second Tract as recorded in Volume 2007, Page 606, Deed Records of Dallas County, Texas:

THENCE, N 71 deg. 25' 30" W, leaving the easterly right-of-way line of said 100' transmission line R.O.W. and along the northerly right-of-way line of said Davis Road, a distance of 34.53 feet to a iron rod set for corner:

THENCE N 89 deg. 49' 30" W, continuing along the northerly right-of-way line of said Davis Road, a distance of 227.32 feet to an iron rod set for corner in the east line of a tract originally called as being 2.03 acres as described to William A. Shipman and wife Betty J. Shipman by Deed recorded in Volume 3684, Page 165, Deed Records of Dallas County, Texas:

THENCE, N 00 deg. 17' 30" E, leaving the northerly right-of-way line of said Davis Road, and along the east line of said 2.08 acre tract a distance of 245.59 feet to an iron rod found for corner at the northeast corner of said 2.08 acre tract:

THENCE, N 89 deg. 49' 30" W, along the north line of said 2.08 acre tract, a distance of 302.20 feet to an iron rod found for corner in the northwest corner of said 2.08 acre tract, said point also being in the east line of a tract of

GRANTEE'S ADDRESS IS:
5525 MacArthur Blvd; #500
Irving, TX. 75062

84117 3890

land described as a First Tract to Dallas Power & Light as recorded in Volume 2007, Page 606, Deed Records of Dallas County, Texas;

THENCE, N 00 deg. 05' 28" E, leaving the north line of said 2.08 acre tract, and along the east line of said First Tract, a distance of 2129.00 feet to an iron rod set for corner at the northeast corner of said First Tract, said point also being in the north line of said John Horton Survey Abstract No. 611, Dallas County, Texas;

THENCE, S 89 deg. 46' 15" E, along the north line of said John Horton Survey, passing the southwest corner of a 22.082 acre tract described as Tract 2 to Texas Industries Incorporated by Deed recorded in Volume 69087, Page 1641, Deed Records of Dallas County, Texas, and continuing along the north line of said John Horton Survey, with the south line of said Tract 2, a distance of 1150.85 feet to an iron rod set for corner at the northwest corner of said 100' transmission line R.O.W.;

THENCE, S 10 deg. 11' 00" W leaving the north line of said John Horton Survey, and the south line of said 22.083 acre tract, and along the west line of said 100' transmission line R.O.W., a distance of 2076.12 feet to an iron rod set for corner;

THENCE, S 33 deg. 41' 45" W, continuing along the west line of said 100' transmission line R.O.W., a distance of 407.63 feet to THE POINT OF BEGINNING AND CONTAINING 2,130,763 square feet or 48.9156 acres of land, more or less.

This Conveyance is made and accepted expressly subject to the following:

- (i) Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee;
- (ii) Easement Agreement, dated December 18, 1950, granted by J. J. Womack to Dallas Power and Light Company and Southwestern Bell Telephone Company, filed for recording on January 29, 1951, and recorded in Volume 3447, Page 100, Deed Records, Dallas County, Texas, and as shown on Survey of Cook Consultants, Inc., dated May 23, 1984, to the extent, and only to the extent that the same may be in full force and effect;
- (iii) Easement Agreement, dated October 4, 1957, granted by C. C. Groening and wife, Dovie Groening to Dallas Power and Light Company and Southwestern Bell Telephone Company, filed for recording on October 17, 1957, and recorded in

Volume 4785, page 116, Deed Records, Dallas County, Texas, and as shown on Survey of Cook Consultants, Inc., dated May 23, 1984, to the extent, and only to the extent that the same may be in full force and effect;

(iv) Easement Agreement, dated June 14, 1960 granted by C. C. Groening and wife, Dovie Groening to City of Dallas, Texas, filed for recording on July 13, 1960, and recorded in Volume 5371, page 519, Deed Records, Dallas County, Texas, as shown on Survey of Cook Consultants, Inc., dated May 23, 1984, to the extent, and only to the extent that the same may be in full force and effect;

(v) Release of City of Dallas, Texas from liability for flooding, dated January 27, 1967, filed for recording February 16, 1967, and recorded in Volume 67034, Page 733, Deed Records, Dallas County, Texas, to the extent, and only to the extent that the same may be in full force and effect;

(vi) Easement Agreement, dated May 3, 1967, granted by C. C. Groening and wife, Dovie Groening to Dallas Power and Light Company and Southwestern Bell Telephone Company, filed for recording on June 22, 1967, and recorded in Volume 67123, Page 1633, Deed Records, Dallas County, Texas, and as shown on Survey of Cook Consultants, Inc., dated May 23, 1984, to the extent, and only to the extent that the same may be in full force and effect; and

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, including, without limitation, any right, title, and interest of Grantor in and to adjacent streets, alleys or rights-of-way and improvements, fixtures, and personal property situated on or attached to said premises, unto said Grantee, and Grantee's successors and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, and administrators, to WARRANT AND FOREVER DEFEND, all and singular the

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said premises unto said Grantee, and Grantee's successors and assigns, against every person, whomsoever lawfully claiming, or to claim the same, or any part thereof.

EXECUTED this 12th day of June, A.D. 1984.

DeLois Jean Faulkner
DeLois Jean Faulkner, formerly
known as DeLois Jean Boydston Coker

THE STATE OF TEXAS
COUNTY OF DALLAS

THIS INSTRUMENT was acknowledged before me on the 12th day of June, A.D. 1984, by DeLois Jean Faulkner, formerly known as DeLois Jean Boydston Coker.

Alice Cooksey
Notary Public, State of Texas

Notary's Printed Name:

Alice Cooksey

My Commission Expires:



ALICE COOKSEY
Notary Public, State of Texas
My Commission Expires 5/25/88

7688 21178

FILED
E. Burch
COUNTY CLERK
DALLAS COUNTY

84 JUN 13 AM 10:54

STATE OF TEXAS
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly re-
corded in the volume and page of the named records
of Dallas County, Texas as stamped hereon by me.

JUN 14 1984



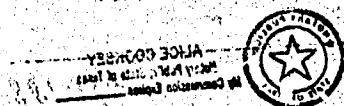
E. Burch
COUNTY CLERK, Dallas County, Texas

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SAFECO LAND TITLE
726 N. HARWOOD
DALLAS, TX 75201

FILING \$11.00 GF#93 DU 285607-A

WARRANTY DEED WITH VENDOR'S LIEN

Date: November 8, 1993

A001 3978 0000000 4274 9:24AM 11/17/93

DEED 11.00
TOTAL 31.00

Grantor: R. J. CHAMBLEE, AKA RAYFORD JAMES CHAMBLEE

Grantor's Mailing Address: 430 Blanco
Duncanville, Dallas County, Texas 75137

Grantee: AL NAYEM INTERNATIONAL

Grantee's Mailing Address: P.O. Box 227154
Dallas, Dallas County, Texas 75222

Consideration: TEN AND NO/100 (\$10.00) CASH, and other good and valuable
consideration in hand paid by Grantee herein;

AND THE FURTHER CONSIDERATION OF THE EXECUTION AND DELIVERY by
Grantee herein of one certain note of even date herewith, in the original principal amount of
\$65,000.00, payable to the order of R. J. CHAMBLEE. The note is secured by a vendor's lien
retained herein upon the hereinafter described property, and further secured by a Deed of Trust of
even date herewith to R. GREGORY LAMB, Trustee;

Property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently
recorded instruments that affect the property; rights of parties in possession; zoning ordinances;
taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for
that and prior years due to change in land usage, ownership, or both, the payment of which
Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to
conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all
and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to
Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds
Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever
defend all and singular the property to Grantee and Grantee's heirs, executors, administrators,
successors, and assigns against every person whomsoever lawfully claiming or to claim the same

93224 1804

104.2.4

or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

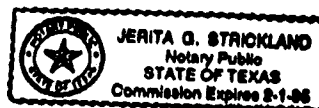

R. J. CHAMBLEE, AKA RAYFORD JAMES
CHAMBLEE

THE STATE OF TEXAS X

COUNTY OF DALLAS X

This instrument was acknowledged before me on November 8th, 1993 by R. J. Chamblee, aka Rayford James Chamblee.


Notary Public, The State of Texas



After recording return to:
Al Nayem International
P.O. Box 227154
Dallas, Texas 75222

93224 1805

EXHIBIT "A"

BEING A PART OF THE JOHN HORTON SURVEY, ABSTRACT NO. 611, and being of the West part of a 4.357 acre tract conveyed by Mrs. Lorena Holland Seelingson to J. J. Womack by Deed datd December 1, 1945, filed December 19, 1945, recorded in Deed Records, Dallas County, Texas, and more particularly described as follows:

COMMENCING at a point in the old North line of U.S. Highway No. 80, and at the Southwest corner of said 4.357 acre Womack tract, said tract being 232 feet East of the West line of said Horton Survey;

THENCE North 00 degrees 04 minutes East, 57.0 feet to the point of beginning;

THENCE North 0 degrees 04 minutes East, along the West line of said 4.357 acre Womack tract, 243 feet to an iron stake for corner;

THENCE South 89 degrees 57 minutes East 302.20 feet to an iron stake for corner;

THENCE South 0 degrees 04 minutes West, 245.59 feet to a point in the new North line of said U.S. Highway No. 80, to an iron stake for corner;

THENCE along said North line of U.S. Highway No. 80, North 88 degrees 41 minutes West, 65.60 feet to a highway department monument;

THENCE continuing along said North line, North 89 degrees 40 minutes 26 seconds West, 236.62 feet to the POINT OF BEGINNING and containing 73,691.76 square feet or 1.6917 acres of land, more or less.

FILED 4081 42236
Evelyn Bush
COUNTY CLERK
DALLAS COUNTY
93 NOV 16 PM 2:52

Any provision herein which restricts the sale, rental, or use of the
described real property because of race or color is hereby
declared null and void under federal law.
STATE OF TEXAS COUNTY OF DALLAS
I hereby certify this instrument was filed on this date and time
stamped herein by me and was duly recorded in the office and
page of the public records of Dallas County, Texas as stamped
hereon by me.

NOV 17 1993



Evelyn Bush
COUNTY CLERK, Dallas County, Texas

1:51 PM 8/4/84 3:06 PM
\$13.00 S.F.C.O.

SPECIAL WARRANTY DEED

13.00 DEED
2 07/11/84

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

THAT, Richard H. Bennett, of San Antonio, Bexar County, Texas; Judith B. Crawford, of San Antonio, Bexar County, Texas; RepublicBank Dallas, N.A., Harry G. Seeligson and Nadine J. Seeligson, Trustees of the Henry Seeligson Trust, the John M. Seeligson Trust, Suzanne Seeligson Trust, and the Sherri M. Seeligson Trust, under the Will of Lorena H. Seeligson, Deceased, ("Grantors"),

for and in consideration of the amount of Ten Dollars (\$10.00) and other good and valuable consideration to Grantors paid in hand by

Trinity Development, a joint venture composed of Carter-Thompson Companies, Inc., a Texas corporation, and Liberty Land Company, an Arizona corporation ("Grantee"), whose mailing address is 5525 MacArthur Boulevard, Suite 500, Dallas, Texas 75062

receipt of which is hereby acknowledged by Grantors; have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Grantee all of the following described property:

Being two tracts of land containing 8.170 and 33.768 acres, more or less, out of the John Horton Survey, Abstract No. 611, Dallas County, Texas, and being further described in Exhibit A attached hereto and made a part hereof for all purposes.

This conveyance is subject to the following matters:

1. Right of way easement dated January 4, 1954 executed by Henry Seeligson Estate to The State of Texas recorded in Volume 3975, Page 565, Deed Records, Dallas County, Texas.
2. Controlled Access Highway Facility Deed dated January 6, 1969 executed by the Trustees under the Will of Lorena Holland Seeligson recorded in Volume 69050, Page 1143, Deed Records, Dallas County, Texas.
3. Easement executed by Republic National Bank of Dallas, et al, to the City of Dallas dated February 11, 1975 recorded in Volume 75080, Page 0003, Deed Records, Dallas County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said Grantee, its successors and assigns forever; and Grantors do hereby bind themselves,

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their respective heirs, personal representatives and successors to WARRANT AND FOREVER DEFEND all and singular the said premises unto said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantors, but not otherwise.

EXECUTED this 30th day of June, 1984.

Richard H. Bennett
Richard H. Bennett

Judith B. Crawford
Judith B. Crawford

The Henry Seeligson Trust, the
John M. Seeligson Trust, the
Suzanne Seeligson Trust and the
Sherri M. Seeligson Trust, under
the Will of Lorena H.
Seeligson, Deceased

By: Republic Bank Dallas N.A.,
Trustee

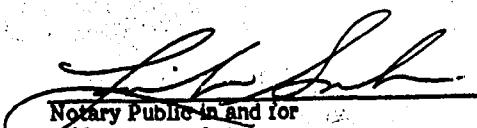
By: Donald R. Harris
DONALD R. HARRIS
TRUST OFFICER
Harry G. Seeligson
Harry G. Seeligson, Trustee

By: Nadine J. Seeligson
Nadine J. Seeligson, Trustee

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me on JULY 5, 1984, by
RICHARD H. BENNETT.


My Commission Expires:
8-5-87


Notary Public in and for
said county and state
Printed Name: LINDA SALES

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me on JULY 5, 1984, by
JUDITH B. CRAWFORD.

My Commission Expires:
8-5-87


Notary Public in and for
said county and state
Printed Name: LINDA SALES

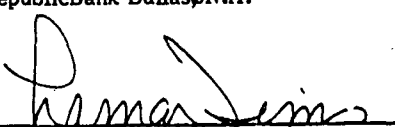
STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on July 9, 1984,
by Emald R. Harris, as Treasurer of Republic Bank Dallas, N.A.



LAMAR TIMS
Notary Public, State of Texas
My Commission Expires 10-19-85

My Commission Expires:


Notary Public in and for
said county and state
Printed Name: _____

5

S

SECRET. ABSTRACT NO. 511, AND 2nd EDITION OF 1977.47

as acknowledged before me on June 18, 1984, by



8/30/86

Notary Public in and for
said county and state.

Printed Name: Carol R. Etring

S

5

as acknowledged before me on June 18, 1984, by



8/30/86

Notary Public in and for
said county and state

Printed Name: Carol R. Etring

EXHIBIT "A"

Being out of the JOHN HORTON SURVEY, ABSTRACT NO. 611, and being part of a 127.47 acre tract conveyed to Henry Seeligson on October 4, 1922, by deed recorded in Volume 965, Page 563, Deed Records of Dallas County, Texas, and more particularly described by metes and bounds as follows:

TRACT I

BEGINNING at the intersection of the west right-of-way line of Ledbetter Drive (Loop 12) and the north line of the JOHN HORTON SURVEY ABSTRACT NO. 611;

THENCE South 11°45'30" East, along the west right-of-way line of the said Ledbetter Drive (Loop 12), a distance of 154.80 feet;

THENCE South 04°28'55" West, along the west right-of-way line of the said Ledbetter Drive (Loop 12), a distance of 403.94 feet;

THENCE North 86°49'00" West, along the north line of a 3.528 acre tract conveyed to Dallas County Water Control and Improvement District #4 by Mrs. Lorena H. Seeligson on November 18, 1948, by deed recorded in Volume 3059, Page 527, Deed Records of Dallas County, Texas, a distance of 507.54 feet;

THENCE North 03°11'00" East, along the east line of the said 3.528 acre tract conveyed to Dallas County Water Control and Improvement District #4, a distance of 260.00 feet;

THENCE North 86°49'00" West, along the north line of the said 3.528 acre tract conveyed to Dallas County Water Control and Improvement District #4, a distance of 319.66 feet;

THENCE North 10°11'00" East, along the east line of a one hundred foot Dallas Power and Light Co. Right-of-Way, a distance of 259.21 feet;

THENCE South 89°31'15" East, along the north line of the said JOHN HORTON SURVEY, ABSTRACT NO. 611, a distance of 765.70 feet to the POINT OF BEGINNING and containing 8.170 acres of land, more or less.

TRACT II

BEGINNING at the intersection of the west right-of-way line of Ledbetter Drive (Loop 12) and the south line of a 3.528 acre tract conveyed to Dallas County Water Control and Improvement District #4 by Mrs. Lorena H. Seeligson on November 18, 1948, by deed recorded in Volume 3059, Page 527, Deed Records of Dallas County, Texas;

THENCE South 04°28'55" West, along the west right-of-way line of the said Ledbetter Drive (Loop 12), a distance of 651.40 feet;

THENCE South 13°48'25" West, along the west right-of-way line of the said Ledbetter Drive (Loop 12), a distance of 325.54 feet;

THENCE South 24°10'00" West, along the west right-of-way line of the said Ledbetter Drive (Loop 12), a distance of 240.50 feet;

THENCE South 28°16'30" West, along the west right-of-way line of the said Ledbetter Drive (Loop 12), a distance of 393.12 feet;

THENCE South 48°22'15" West, along the west right-of-way line of the said Ledbetter Drive (Loop 12), a distance of 84.71 feet;

THENCE South 25°28'40" West, along the west right-of-way line of the said Ledbetter Drive (Loop 12), a distance of 95.67 feet;

THENCE South 70°43'00" West, along the north right-of-way line of U.S. Hwy. No. 80, a distance of 169.24 feet;

THENCE North 89°34'30" West, along the north right-of-way line of the said U.S. Hwy. No. 80 (150 feet from the centerline), a distance of 400.00 feet;

THENCE South 00°29'40" West, a distance of 76.00 feet to a point in the north right-of-way of the said U.S. Hwy. No. 30 (74 feet from the centerline);

THENCE North 89°30'20" West, along the north right-of-way line of the said U.S. Hwy. No. 80 (74 feet from the centerline), a distance of 59.17 feet;

THENCE North 00°29'40" East, a distance of 323.15 feet to a point being in the east line of the Dallas Power and Light Co. Right-of-Way;

THENCE North 10°11'00" East, along the east line of the Dallas Power and Light Co. Right-of-Way, a distance of 1474.38 feet;

THENCE South 86°49'00" East, along the south line of the said 3.528 acre tract conveyed to Dallas County Water Control and Improvement District #4, a distance of 366.44 feet;

THENCE North 03°11'00" East, along the east line of the said 3.528 acre tract conveyed to Dallas County Water Control and Improvement District #4, a distance of 80.93 feet;

THENCE South 86°49'00" East, along the south line of the said 3.528 acre tract conveyed to Dallas County Water Control and Improvement District #4, a distance of 506.62 feet to the POINT OF BEGINNING and containing 33.768 acres of land, more or less.

84136 6477

STATE OF TEXAS
I hereby certify that this instrument was filed on the
date and time stamped herein by me and was duly re-
corded in the volume and page of the indexed records
of Dallas County, Texas as stamped herein by me.

JUL 11 1984

Ed B. Baskin
COUNTY CLERK, Dallas County, Texas

FILED
Ed B. Baskin
COUNTY CLERK
DALLAS COUNTY
JUL 11 AM 1:19 '84

THENCE SOUTH 88°43'00" East, along the south line of the said 3.228 acre tract
conveyed to Dallas County Water Control and Improvement District #4, a distance
of 206.82 feet to the POINT OF BEGINNING and containing 33.768 acres of land,
more or less;

THENCE SOUTH 03°11'00" East, along the east line of the said 3.228 acre tract
conveyed to Dallas County Water Control and Improvement District #4, a distance
of 20.93 feet;

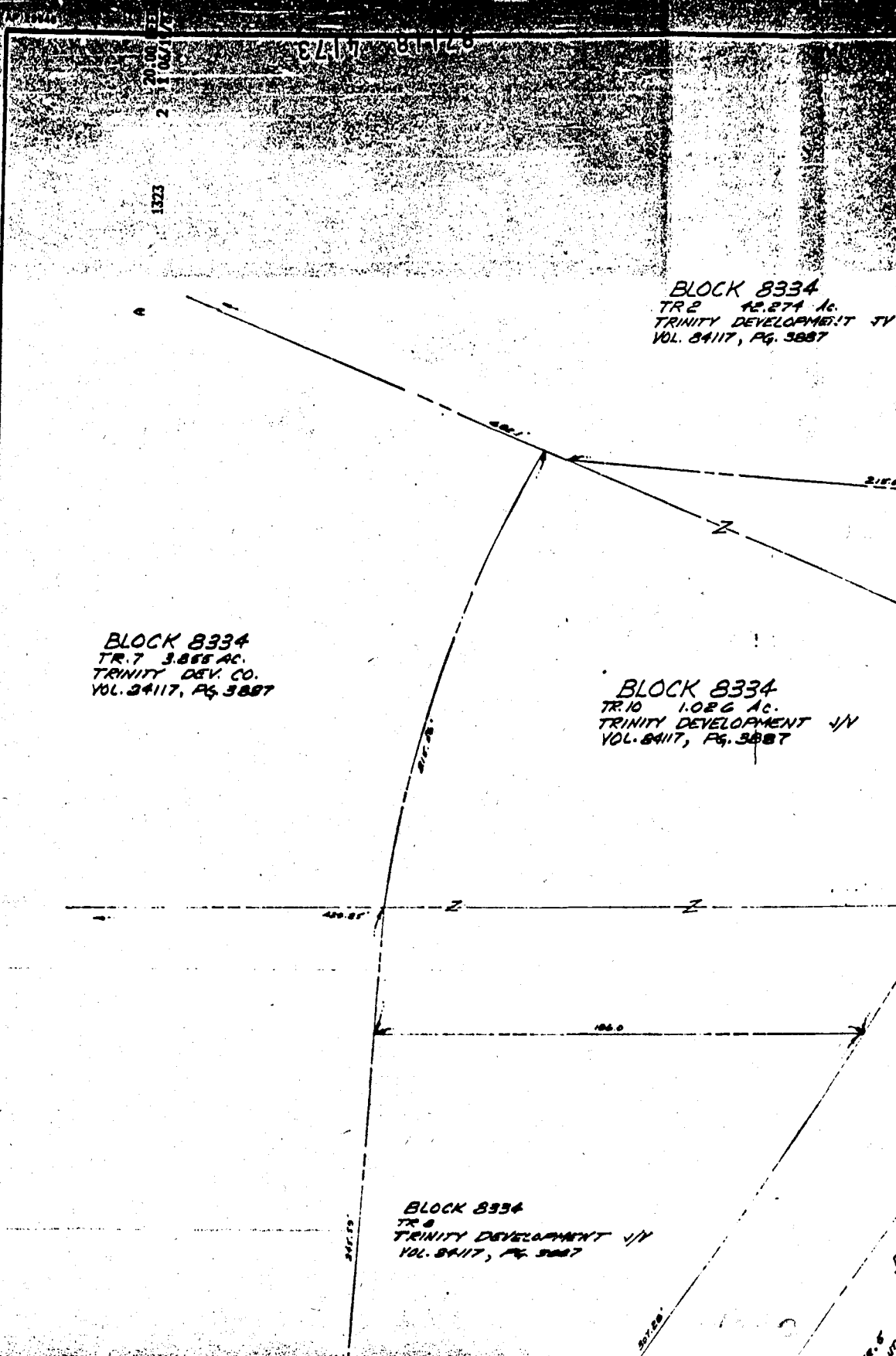
THENCE SOUTH 88°43'00" East, along the south line of the said 3.228 acre tract
conveyed to Dallas County Water Control and Improvement District #4, a distance
of 206.82 feet;

THENCE SOUTH 10°11'00" East, along the east line of the Dallas Power and Light
Company's 100-foot wide right-of-way, a distance of 175.72 feet;

THENCE SOUTH 88°43'00" East, along the south line of the said 3.228 acre tract
conveyed to Dallas County Water Control and Improvement District #4, a distance
of 206.82 feet;

(Page 2 of 2)

Return to:
Grain Development
29525 Overton, Suite 500
Dallas, TX 75242



BLOCK 8334
TR 2 15.874 AC.
TRINITY DEVELOPMENT JV
VOL. 84117, PG. 3887

BLOCK 8334
TR 7 3.855 AC.
TRINITY DEV. CO.
VOL. 84117, PG. 3887

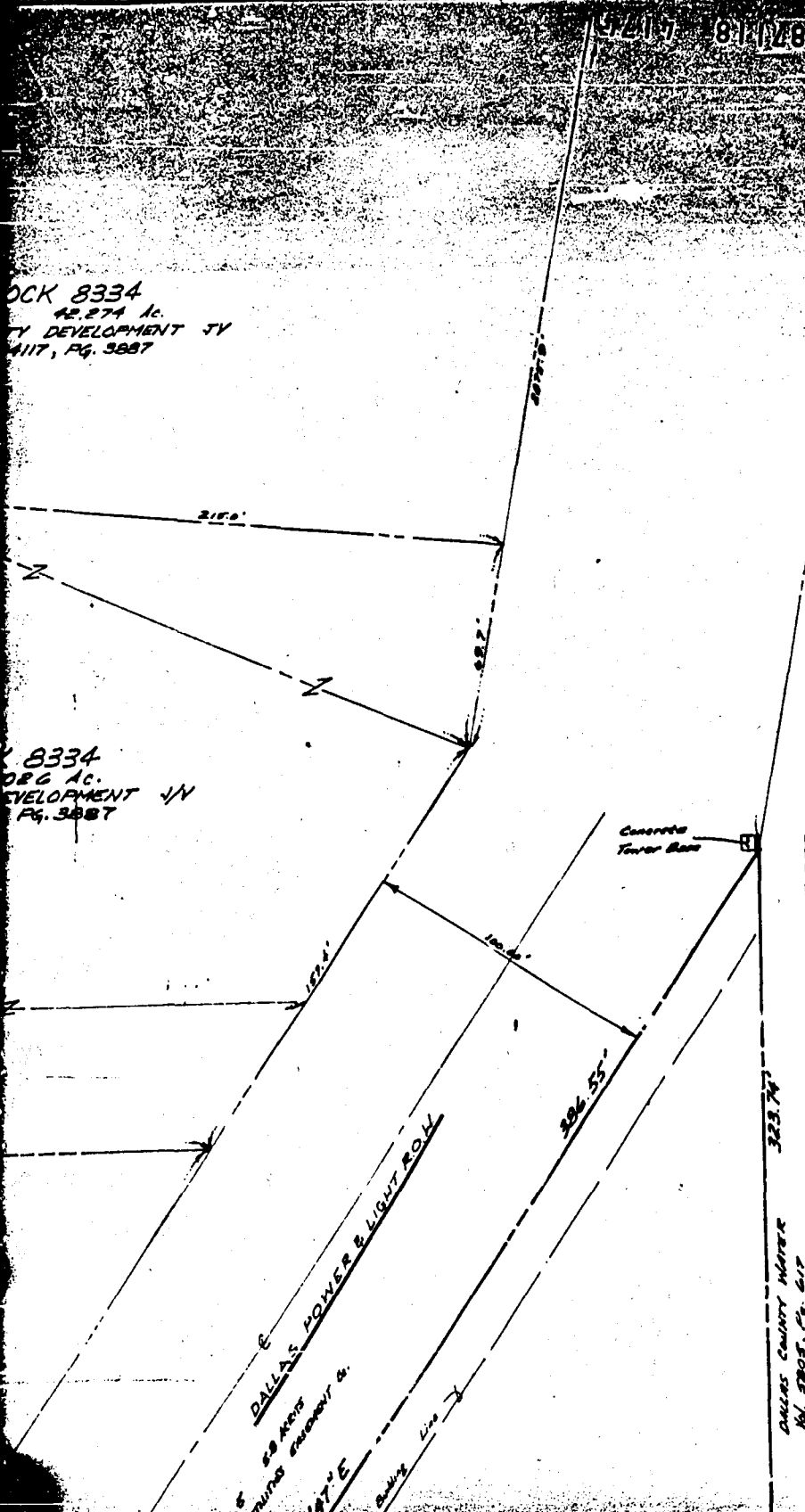
BLOCK 8334
TR 10 1.026 AC.
TRINITY DEVELOPMENT JV
VOL. 84117, PG. 3887

BLOCK 8334
TR 9
TRINITY DEVELOPMENT JV
VOL. 84117, PG. 3887

BLOCK 8334
 42.274 AC.
 TRINITY DEVELOPMENT JV
 Vol. 4117, Pg. 3887

BLOCK 8334
 41.93 AC.
 TRINITY DEVELOPMENT JV
 Vol. 4117, Pg. 3887

4217 81128



SCALE 1" = 40'

BLOCK 8334
 TRG 41.93 AC.
 TRINITY DEVELOPMENT LIBERTY
 LAND CO.
 Vol. 80136, Pg. 6471

9/11/87 8:11:26

COURT OF
CHIEF JUDGE
JAMES H. BROWN
TO THE
PARTIES
BEGINNING
Power
U.S. Highway

THENCE N 33
Dallas Power
point for

THENCE S 00
for corner

THENCE S 8
corner

THENCE N
for corner

THENCE N 79
OF BEGINNING
of land, mo

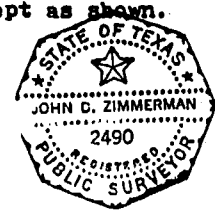
NOW THEREFO

THAT I, M
hereby ad
property a
City of Da
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I, JOHN D. ZIMMERMAN, a Registered Public Surveyor Hereby certify the foregoing plat was compiled from a survey made on the ground under my supervision and is correct and there are no encroachments, protrusions, or easements except as shown.



John D. Zimmerman
REGISTERED SURVEYOR
Registration Number 2490
6/2/87

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared John D. Zimmerman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 9 day of June, 1987



CINDY L. JACKSON, Notary Public
In and for the State of Texas

Cindy L. Jackson
NOTARY PUBLIC, TARRANT CO., TEXAS

STATE OF TEXAS

COUNTY OF DALLAS

COUNTY OF DALLAS

WHEREAS RACETRAC PETROLEUM, INC. is the owner of a tract of land in Block A/8334 in the John Horton Survey, Abstract 611 to the City of Dallas, Dallas County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the southeast line of Dallas Power & Light Company E.O.W. and the north R.O.W. line of U.S. Highway 281.

THENCE N 33°20'45" E along the southeast R.O.W. line of Dallas Power & Light Company, a distance of 386.55 feet to a point for corner;

THENCE S 00°13'34" W, a distance of 323.74 feet to a point
for corner;

THENCE S 87°32'04" W, a distance of 53.48 feet to a point for corner;

THENCE N 89°46'26" W, a distance of 144.25 feet to a point
for corner:

THENCE N 79°18'46" W. a distance of 13.80 feet to the POINT OF BEGINNING and CONTAINING 34,640 square feet of 0.795 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Max Lenker, President of Racetrac Petroleum, Inc. hereby adopt this plat, designating the herein described property as RACETRAC PETROLEUM ADDITION, an addition to the City of Dallas, Texas and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system of the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and maintenance or service required or ordinarily performed by that utility).

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and sewer services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas.

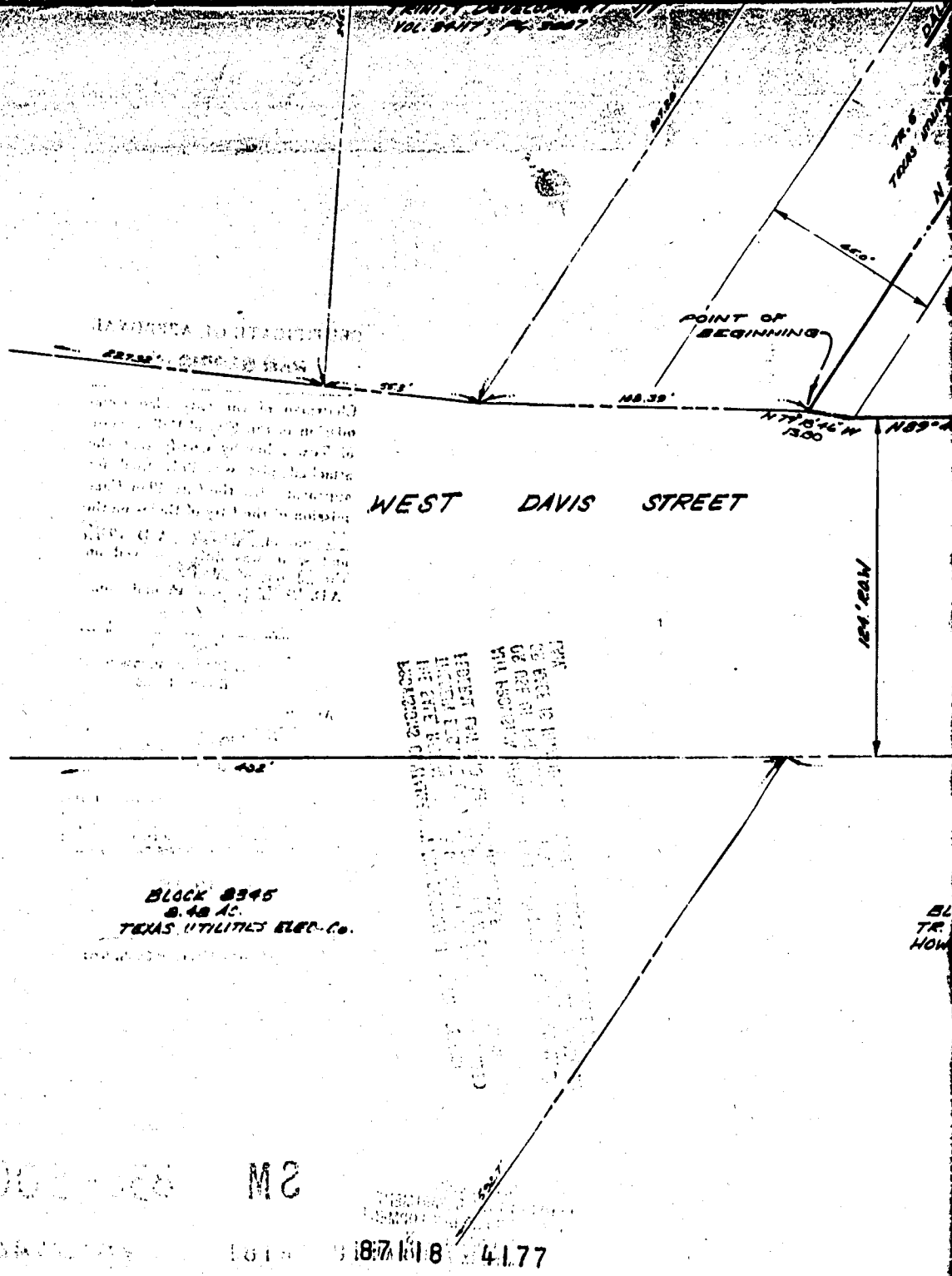
REVISIONS

3

PACETRAC®

PETROLEUM, INC.
CUMBERLAND PKWY. SUITE 100
ATLANTA, GEORGIA 30339
404-434-0400

TRINITY DEVELOPMENT
VOL. 5417, P. 5007

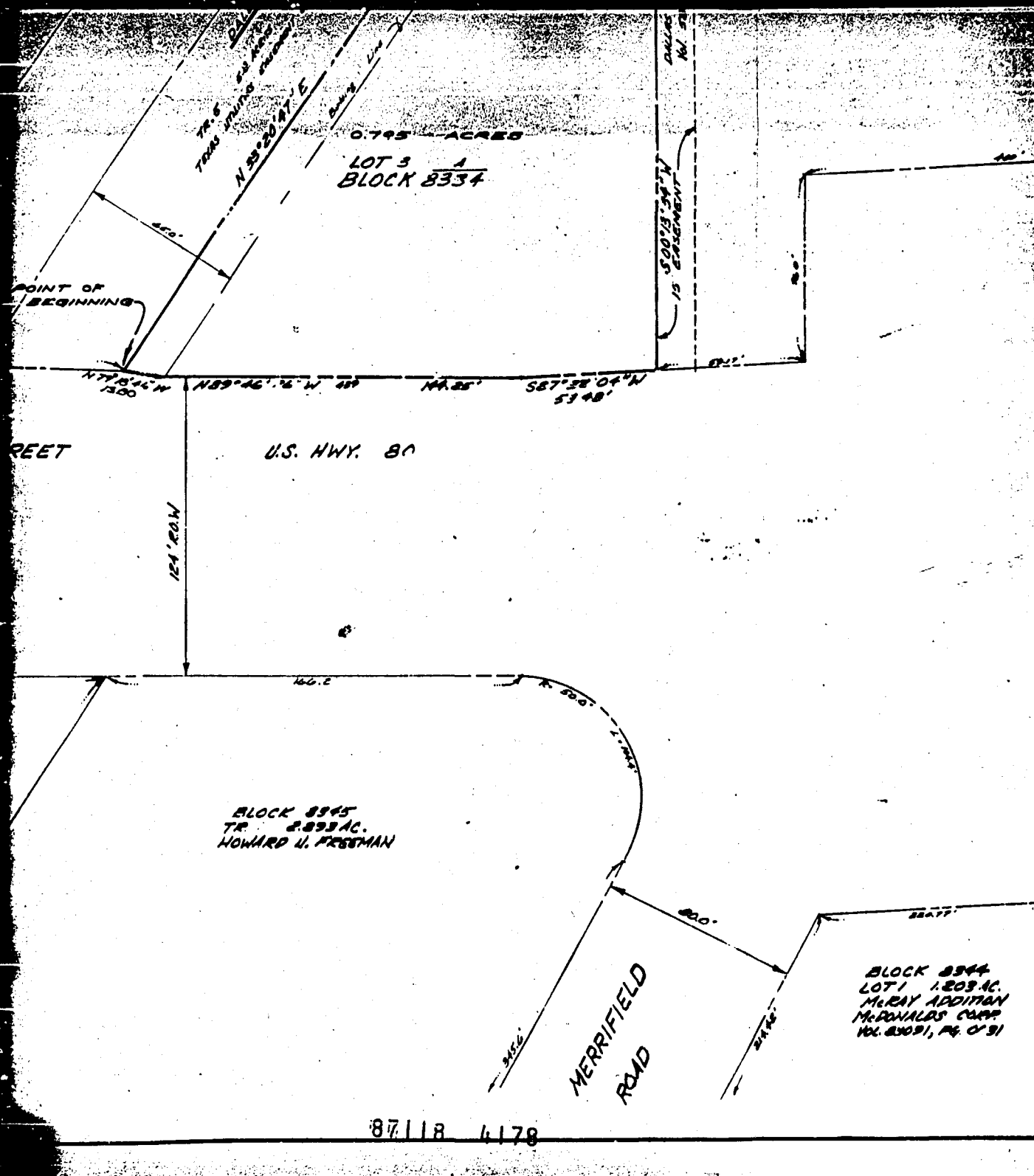


REPRO PRODUCTS

002-28

M2

187118 4177



he and she have made for the purpose and considerations therein stated:

Given under my hand and seal of office this 9 day of June, 1987



CINDY L. JACKSON, Notary Public
In and for the State of Texas
My Commission Expires 12/1/90

Cindy L. Jackson
NOTARY PUBLIC, DALLAS CO., TEXAS

of such
determined

This plat
rules, re
Texas. S
required
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Works.

WITNESS.

STATE OF GEORGIA X

COUNTY OF COBB X

BEFORE ME, the undersigned authority, on this day personally appeared
MAX LENKER, known to me to be the person whose name is subscribed to the
foregoing instrument; and acknowledged to me that he executed the same for
the purposes and considerations therein stated.

Given under my hand and seal of office this 8th day of June, 1987.

Stella Hyatt DeLoay
Notary Public

Notary Public, DeKalb County, Georgia
My Commission Expires June 4, 1990

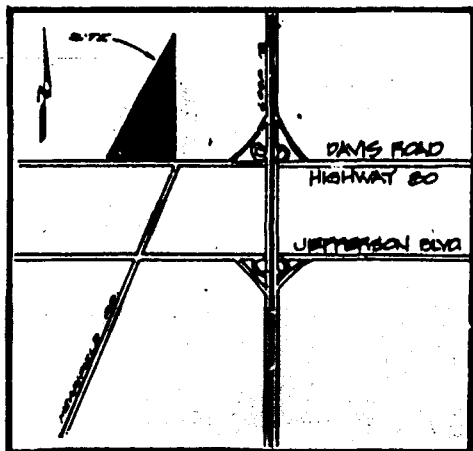
FINAL PLAT
OF

RACETRAC PET

BLOCK 8334,
AN ADDITION TO THE CITY OF
DALLAS COUNTY,
OUT OF THE
JOHN HORTON SURVEY ABS

NOVEMBER 1986

CITY PLAN FILE NO. - SM-856-500



VICINITY MAP

NTS.

87118 4179



OWNER/DEVELOPER

RACETRAC PETRO
2626 CUMBERLAND
ATLANTA, GEORGIA
(404) 434-0400

cleanouts, fire hydrants, water services and sewer services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 48-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand, this the 3th day of June, 1987.

By:

Max Lenker
Max Lenker, President

FINAL PLAT

OF

C PETROLEUM ADDN.

BLOCK 8334
TO THE CITY OF DALLAS
AS COUNTY, TEXAS
OUT OF THE
SURVEY ABSTRACT NO. 611

MEMBER 1986

NO. - SM-856-500

OWNER/DEVELOPER

RACETRAC PETROLEUM, INC.
5 CUMBERLAND PKWY, SUITE 100
ATLANTA, GEORGIA 30339
(404) 434-0400

SURVEYOR / ENGINEER

JOHN D. ZIMMERMAN P.E., R.P.S.
REGISTERED PUBLIC SURVEYOR
2309 ROOSEVELT DR. UNIT C
ARLINGTON, TEXAS 76018
(817) 461-0188

87118 4180



PETROLEUM

2625 CUMBERLAND

ATLANTA, GA

30339

THESE PLANS ARE SUBJECT
TO FEDERAL COPYRIGHT LAWS:
ANY USE OF SAME WITHOUT
THE EXPRESSED WRITTEN
PERMISSION OF RACETRAC
PETROLEUM INC. IS PROHIBITED

PROPOSED RACETRAC
SELF-SERVICE GASOLINE STATION
501 WEST DAVIS STREET
DALLAS, TEXAS

1" = 40'

DATE

SITE

SCALE

DRAWN

SHEET

1

OF 1

REV.

CERTIFICATE OF APPROVAL
PAN GARRIGAN

I, Chairman of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the 10 day of June A.D. 1987 and same was duly approved on the 10 day of June A.D. 1987 by said Commission.

[Signature]
Chairman
City Plan Commission
Dallas, Texas

Attest

[Signature]
Secretary

SEAL OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Dallas County, Texas as stamped hereon by me.

JUN 10 1987



[Signature]
COUNTY CLERK, Dallas County, Texas

RECEIVED

JUN 10 1987

SUBDIVISION OFFICE

SM

856-500

ORIGINAL

OFFICE COPY
RETURN TO THE DEPARTMENT
OF PLANNING AND DEVELOPMENT
1500 Marilla St., 5DN
Dallas, TX 75201

PROVISIONS CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR ARE INVALID UNDER FEDERAL LAW AND ARE UNENFORCEABLE.
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FILED
87 JUN 19 PM 2:51
COUNTY CLERK
DALLAS COUNTY

SPECIAL WARRANTY DEEDTHE STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

6917

2

21.00 DEED
2 01/07/87

THAT, TRINITY DEVELOPMENT, a Texas joint venture (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by RACETRAC PETROLEUM, INC., a Georgia corporation (hereinafter referred to as "Grantee"), whose address is P.O. Box 105035, Atlanta, Georgia 30348, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, subject to the reservation of easements hereinafter made, all of the following described property in Dallas County, Texas, to-wit:

that certain tract of real property (the "Property") being more particularly described in Exhibit A attached hereto and hereby made a part hereof; subject, however, to the matters set forth in Exhibit B attached hereto and hereby made a part hereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns FOREVER, and Grantor does hereby bind itself, and its successors to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns, against every person, whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise. There is hereby excepted and reserved unto Grantor, its successors and assigns, (i) a non-exclusive, perpetual, irrevocable easement on, over and across the Property for pedestrian and/or vehicular ingress to and egress from the adjacent property (the "Adjacent Property") owned by Grantor and more particularly described in Exhibit C attached hereto and hereby made a part hereof, and (ii) a non-exclusive, perpetual, irrevocable easement for the construction, reconstruction,

37003 7991

maintenance and operation of paved roadways and parking areas over all or any portion of the Property. No buildings, structures or other improvements (including, without limitation, any parking facilities or surface spaces) shall be constructed on the Property by Grantee or its successors or assigns which would unreasonably interfere with the purposes and uses of the easements herein reserved unto Grantor, its successors and assigns. The easements herein reserved unto Grantor, its successors and assigns, shall be appurtenant to the Adjacent Property and shall inure to the benefit of and be enforceable by the record owners of the Adjacent Property.

EXECUTED as of the 27th day of December, 1986.

TRINITY DEVELOPMENT,
a Texas joint venture

By: CARTER-THOMPSON COMPANIES,
INC., a Texas corporation,
Venturer

By: Nick Thompson
Name: Nick Thompson
Title: Executive Vice President

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on December 27, 1986, by Nick Thompson, Executive Vice President of Carter-Thompson Companies, Inc., a Texas corporation, on behalf of said corporation, and the corporation acknowledged this instrument as venturer on behalf of Trinity Development, a Texas joint venture.

Gwen D. Behrens
Notary Public, State of Texas

Notary's name (printed):

Notary's commission expires:



GWEN D.
BEHRENS
COMMISSION
EXPIRES 08-18-1990

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EXHIBIT A

BEING a 0.279 acre tract of land situated in the City of Dallas, Dallas County, Texas, and out of the John Horton Survey, Abstract No. 611, also being a portion of the tract of land conveyed to Trinity Development as Tract II recorded in Volume 84136, Page 6471 of the Deed Records of Dallas County, Texas, said 0.279 acre tract being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found for the point of intersection of the northerly R.O.W. line of Davis Street (U.S. Highway 80, a variable width R.O.W.) with the westerly R.O.W. of Loop 12 (a variable width R.O.W.), thence with the northerly R.O.W. line of Davis Street the following:

S 70° 36' 32" W, a distance of 158.85 feet to a 1/2-inch rod found for corner;

N 89° 35' 53" W, a distance of 399.92 feet to a concrete monument, said concrete monument also being the POINT OF BEGINNING;

THENCE continuing with the northerly R.O.W. line of Davis Street the following:

S 00° 12' 20" W, a distance of 75.98 feet to a found 1/2-inch iron rod found for corner;

N 88° 47' 48" W, a distance of 59.12 feet to a concrete monument with brasscap found for corner in the east line of tract of land conveyed to E.C. Ekland and Nova C. Ekland by deed recorded in Volume 5805, Page 0617 of the Deed Records of Dallas County, Texas;

THENCE departing the northerly R.O.W. line of Davis Street with the east side of said Ekland tract N 00° 13' 34" E, a distance of 207.00 feet to a set iron rod for corner;

THENCE leaving the east line of said Ekland tract S 88° 47' 48" E, a distance of 59.00 feet to a set iron rod for corner;

THENCE S 00° 25' 26" W, a distance of 131.02 feet to the POINT OF BEGINNING and containing an area of 0.279 acres of land, more or less.

Handwritten:
12/29/86

EXHIBIT B

1. Any shortages in area.
2. Taxes for the year 1987 and subsequent years not yet due and payable, and subsequent assessments for prior years due to changes in land usage or ownership.
3. Easement dated February 11, 1975 executed by Republic National Bank of Dallas, et al, to the City of Dallas, recorded in Volume 75060, Page 0003, Deed Records, Dallas County, Texas.
4. Easements reserved by Grantor, its successors and assigns, under this instrument.

EXHIBIT "C"

TRACT 1:

BEING a 48.916 acre tract of land situated in the City of Dallas, Dallas County, Texas and out of the John Horton Survey, Abstract Number 611, also being the tract of land conveyed to Trinity Development by deed recorded in Volume 84117, Page 3890 of the Deed Records of Dallas County, Texas, said 48.916 acre tract of land being more particularly described as follows:

BEGINNING at a one inch iron rod found for the point of intersection of the north right-of-way line of Davis Street (U.S. Highway 80, a variable width right-of-way) with the westerly line of the 100 foot Dallas Power & Light Company Second Tract recorded in Volume 2007, Page 606 of the Deed Records of Dallas County, Texas;

THENCE with the north right-of-way line of Davis Street North 71°25'30" West a distance of 34.53 feet to a 3/4 inch iron rod found for corner;

THENCE continuing with the north right-of-way line of Davis Street North 89°49'30" West a distance of 227.32 feet to a 1 inch iron rod found for corner in the east line of the tract of land conveyed to William A. Shipman et ux, by deed recorded in Volume 3684, Page 165 of the Deed Records of Dallas County, Texas;

THENCE departing the north right-of-way line of Davis Street with the east line of said Shipman tract North 00°17'30" East a distance of 245.59 feet to a 1 inch iron rod found for corner;

THENCE with the north line of said Shipman tract North 89°49'30" West a distance of 302.20 feet to a point for corner in the east line of the Dallas Power & Light Company First Tract recorded in Volume 2007, Page 606;

THENCE with the east line of said Dallas Power & Light Company First Tract North 00°05'28" East a distance of 2129.00 feet to a point for corner;

THENCE departing said Dallas Power & Light Company First Tract South 89°46'15" East at 307.40 feet passing a 1 1/2 inch iron pipe found for the southwest corner of the tract of land conveyed to Texas Industries, Inc. as Tract 2, recorded in Volume 69087, Page 1641 of the Deed Records of Dallas County, Texas, in all a distance of 1150.85 feet to a 1 inch iron rod found for the northwest corner of the aforementioned Dallas Power & Light Company Second Tract;

THENCE with the westerly line of said Dallas Power & Light Company Second Tract South 10°11'00" West a distance of 2076.12 feet to a 1 1/2 inch iron pipe found for corner;

THENCE continuing with said westerly line South 33°41'45" West a distance of 407.68 feet to the POINT OF BEGINNING;

CONTAINING an area of 48.916 acres of land.

EXHIBIT "C"
Page 1 of 6

87003 7955

12/29/06

EXHIBIT "C"

TRACT 11:

BEING a 8.105 acre tract of land situated in the City of Dallas, Dallas County, Texas and out of the John Horton Survey, Abstract Number 611, also being the tract of land conveyed to Trinity Development as Tract 1 by deed recorded in Volume 84136, Page 6471 of the Deed Records of Dallas County, Texas, said 8.105 acre tract of land being more particularly described as follows:

BEGINNING at a concrete monument with brass cap found for corner in the westerly right-of-way line of Loop 12 (a variable width right-of-way) and being, by description, in the north line of said John Horton Survey;

THENCE with the westerly right-of-way line of Loop 12 South 11°41'29" East a distance of 154.33 feet to a concrete monument with brass cap found for corner;

THENCE continuing with the westerly right-of-way line of Loop 12 South 04°31'54" West a distance of 400.40 feet to a 1/2 inch iron rod found for corner in the northerly line of the tract of land conveyed to Dallas County Water Control & Improvement District #4 by deed recorded in Volume 3059, Page 527 of the Deed Records of Dallas County, Texas;

THENCE with the northerly line of said District #4 tract the following:

North 86°42'33" West a distance of 505.47 feet to a 1 inch iron pipe in concrete found for corner;

North 03°16'58" East a distance of 259.48 feet to a 1 inch iron pipe in concrete found for corner;

North 87°26'59" West a distance of 322.02 feet to a 1/2 inch iron rod found for corner in the easterly line of the 100 foot Dallas Power & Light Company Second Tract, recorded by deed in Volume 2007, Page 606 of the Deed Records of Dallas County, Texas;

THENCE with the easterly line of said Dallas Power & Light Company Second Tract North 09°52'52" East a distance of 259.71 feet to a concrete monument found for corner;

THENCE departing said easterly line South 89°24'14" East a distance of 767.32 feet to the POINT OF BEGINNING;

CONTAINING an area of 8.105 acres of land.

112
12/29/06

EXHIBIT "C"

TRACT III:

BEING a 33.775 acre tract of land situated in the City of Dallas, Dallas County, Texas and out of the John Horton Survey, Abstract Number 611, also being the tract of land conveyed to Trinity Development as Tract II recorded in Volume 84136, Page 6471 of the Deed Records of Dallas County, Texas, said 33.775 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the point of intersection of the northerly right-of-way line of Davis Street (U.S. Highway 80, a variable width right-of-way) with the westerly right-of-way line of Loop 12 (a variable width right-of-way);

THENCE with the northerly right-of-way line of Davis Street the following:

South 70°36'32" West a distance of 168.85 feet to a 1/2 inch iron rod found for corner;

North 89°35'53" West a distance of 399.92 feet to a concrete monument found for corner;

South 00°05'56" West a distance of 75.98 feet to a 1/2 inch iron rod found for corner;

North 88°29'32" West a distance of 59.12 feet to a concrete monument with brass cap found for corner in the east line of the tract of land conveyed to E.C. Eklund and Nova C. Eklund by deed recorded in Volume 5805, Page 0617 of the Deed Records of Dallas County, Texas;

THENCE departing the northerly right-of-way line of Davis Street with the east line of said Eklund tract North 00°31'50" East a distance of 323.18 feet to a 1/2 inch iron rod found for corner in the easterly line of the 100 foot Dallas Power & Light Company Second Tract, recorded by deed in Volume 2007, Page 606 of the Deed Records of Dallas County, Texas;

THENCE with the easterly line of said Dallas Power & Light Company Second Tract North 10°12'39" East a distance of 1477.98 feet to a 1/2 inch iron rod found for the southwest corner of the tract of land conveyed to Dallas County Water Control & Improvement District #4, by deed recorded in Volume 3059, Page 527 of the Deed Records of Dallas County, Texas;

THENCE with the southerly line of said District #4 tract the following:

South 86°43'24" East a distance of 366.32 feet to a 1 inch iron pipe in concrete found for corner;

North 06°16'07" East a distance of 76.68 feet to a 1 inch iron rod found for corner;

South 87°13'14" East a distance of 500.77 feet to a 5/8 inch iron rod found for corner in the westerly right-of-way line of Loop 12;

EXHIBIT "C"

TRACT III continued:

THENCE with the westerly right-of-way line of Loop 12 the following:

South 04°30'59" West a distance of 651.16 feet to a 1/2 inch iron rod found for corner;

South 13°41'40" West a distance of 328.97 feet to a concrete monument with brass cap found for corner;

South 23°47'15" West a distance of 240.17 feet to a concrete monument with brass cap found for corner;

South 28°29'17" West a distance of 398.07 feet to a concrete monument with brass cap found for corner;

South 47°32'23" West a distance of 84.55 feet to a 1/2 inch iron rod found for corner;

South 26°27'15" West a distance of 95.60 feet to the POINT OF BEGINNING;

CONTAINING an area of 33.775 acres of land.

48
12/24/86

EXHIBIT "C"

TRACT IV:

BEING a 3.484 acre tract of land situated in the City of Dallas, Dallas County, Texas and out of the John Horton Survey, Abstract Number 611, said tract also being the tract of land as described by deed to Dallas County Water Control & Improvements District #4 as recorded in Volume 3059, Page 0527 of the Deed Records of Dallas County, Texas, said 3.484 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the most easterly northeast corner of tract 2 of the tract of land as described by deed to Trinity Development as recorded in Volume 84136, Page 6471 and the northwesterly corner of a tract of land as described by deed to the State of Texas - State Highway Commission as recorded in Volume 69050, Page 1143, all of the Deed Records of Dallas County, Texas;

THENCE with the northerly line of said tract of land conveyed to Trinity Development the following:

North 87°13'14" West a distance of 500.77 feet to 1 inch iron rod found for corner;

South 06°16'07" West a distance of 76.68 feet to 1 inch iron pipe found in concrete for corner;

North 86°43'24" West a distance of 366.32 feet to a 1/2 inch iron rod found for corner in the westerly right-of-way line of a Dallas Power and Light Company 100 foot wide right-of-way recorded in Volume 2007, Page 0606 of the Deed Records of Dallas County, Texas;

THENCE with the westerly right-of-way line of said Dallas Power and Light Company 100 foot wide right-of-way North 10°00'39" East a distance of 379.09 feet to a 1/2 inch iron rod found for corner;

THENCE departing the westerly right-of-way line of said Dallas Power and Light Company 100 foot wide right-of-way South 87°26'59" East a distance of 322.02 feet to a 1 inch iron pipe found in concrete for corner;

THENCE South 03°16'58" West a distance of 259.48 feet to a 1 inch iron pipe found in concrete for corner;

THENCE South 86°42'33" East a distance of 505.47 feet to a 1/2 inch iron rod found for corner;

THENCE South 04°27'18" West a distance of 40.04 feet to the POINT OF BEGINNING;

CONTAINING an area of 3.484 acres of land.

18
12/29/86

EXHIBIT "C"

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

BEING a 0.279 acre tract of land situated in the City of Dallas, Dallas County, Texas, and out of the John Horton Survey, Abstract No. 611, also being a portion of the tract of land conveyed to Trinity Development as Tract II recorded in Volume 84136, Page 6471 of the Deed Records of Dallas County, Texas, said 0.279 acre tract being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found for the point of intersection of the northerly R.O.W. line of Davis Street (U.S. Highway 80, a variable width R.O.W.) with the westerly R.O.W. of Loop 12 (a variable width R.O.W.), thence with the northerly R.O.W. line of Davis Street the following:

S 70° 36' 32" W, a distance of 168.85 feet to a 1/2-inch rod found for corner;

N 89° 35' 53" W, a distance of 399.92 feet to a concrete monument, said concrete monument also being the POINT OF BEGINNING;

THENCE continuing with the northerly R.O.W. line of Davis Street the following:

S 00° 12' 20" W, a distance of 75.98 feet to a found 1/2-inch iron rod found for corner;

N 88° 47' 48" W, a distance of 59.12 feet to a concrete monument with brasscap found for corner in the east line of tract of land conveyed to E.C. Ekland and Nova C. Ekland by deed recorded in Volume 5805, Page 0617 of the Deed Records of Dallas County, Texas;

THENCE departing the northerly R.O.W. line of Davis Street with the east side of said Ekland tract N 00° 13' 34" E, a distance of 207.00 feet to a set iron rod for corner;

THENCE leaving the east line of said Ekland tract S 88° 47' 48" E, a distance of 59.00 feet to a set iron rod for corner;

THENCE S 00° 25' 26" W, a distance of 131.02 feet to the POINT OF BEGINNING and containing an area of 0.279 acres of land, more or less.

ATTN: C. Copeland
1510 Pacific Avenue
Dallas, Texas 75201
SAFEBO LAND TITLE OF DALLAS
AFTER RECORDING RETURN TO:

STATE OF TEXAS
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly re-
corded in the volume and page of the named records
of Dallas County, Texas as stamped hereon by me.

COUNTY OF DALLAS

JAN 7 1987



Edna R. Black
COUNTY CLERK, Dallas County, Texas

PROVISIONS CONTAINED IN ANY DOCUMENT WHICH RESTRICT
THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED
THEREIN BECAUSE OF RACE OR COLOR ARE INVALID UNDER
FEDERAL LAW AND ARE UNENFORCEABLE.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL,
OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR
OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL
LAW.

87 JAN 5 11:07

RECORDED
JAN 7 1987

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